



**Branksome Drive,
Bristol, BS36 1LY**

**PRICE: Offers In
Excess Of £425,000**

Property Features

- Semi Detached Bungalow
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Shower Room
- Good Sized Rear Garden
- Garage & Off Street Parking
- Popular Location
- No Onward Chain

Full Description

Description

Situated in Branksome Drive, Winterbourne, Bristol, this semi detached bungalow features three well-proportioned bedrooms a spacious lounge and dining room and large conservatory allowing lovely view of the garden.

The bungalow is equipped with gas central heating, double glazing and boasts a garage and a driveway, providing ample parking for up to two vehicles, a valuable asset in this sought-after area.

For those with an eye for potential, there is scope for a loft conversion, subject to planning permission, which could further enhance the living space and value of the property.

With its convenient location and spacious accommodation this property is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this lovely bungalow your own.

Porch

Double glazed door to the hallway.

Entrance Hallway

Built in airing cupboard housing boiler, coved and textured ceiling, access to the loft space, wall mounted thermostat, radiator.

Lounge/Dining Room

23'4 x 12'1 (7.11m x 3.68m)

Double glazed window to the front, double glazed French doors to the rear, television point, coved and textured ceiling, two radiators.



Kitchen
12'0 x 8'0 (3.66m x 2.44m)
Double glazed window to the rear, door leading to the conservatory, fitted with a range of wall and base units with roll-edge work surfaces over, one and a half bowl single drainer sink unit with mixer tap over, tiled splash-backs, integrated fridge/freezer, built in double electric oven and gas hob with extractor over, coved and textured ceiling, radiator, tiled flooring.

Conservatory
17'6 x 9'3 (5.33m x 2.82m)
Double glazed windows to the side and rear, double glazed French doors to the rear, radiator, cupboard with plumbing for washing machine, tiled flooring, double glazed door to the side.

Bedroom One
15'1 x 10'4 (4.60m x 3.15m)
Double glazed window to the front, radiator, built in wardrobes with hanging space and shelving, over head storage cupboards, dressing table and drawers, coved ceiling.

Bedroom Two
11'0 x 10'4 (3.35m x 3.15m)
Double glazed window to rear aspect, radiator, coving.

Bedroom Three
12'3 x 9'0 (3.73m x 2.74m)
Double glazed window to the front, coved and textured ceiling, radiator.

Shower Room
8'0 x 6'2 (2.44m x 1.88m)
Double glazed obscure window to the rear, built in double shower cubicle with shower over, radiator, vanity wash hand basin, low level w.c., fully tiled walls, coved ceiling.

Garage
Single garage with electric roller door, windows to the side and rear, door to the rear, power and lighting.

Rear Garden
Enclosed by fencing, block paved patio area, lawned area, mature trees and shrubs, side access, shed, path to the rear.

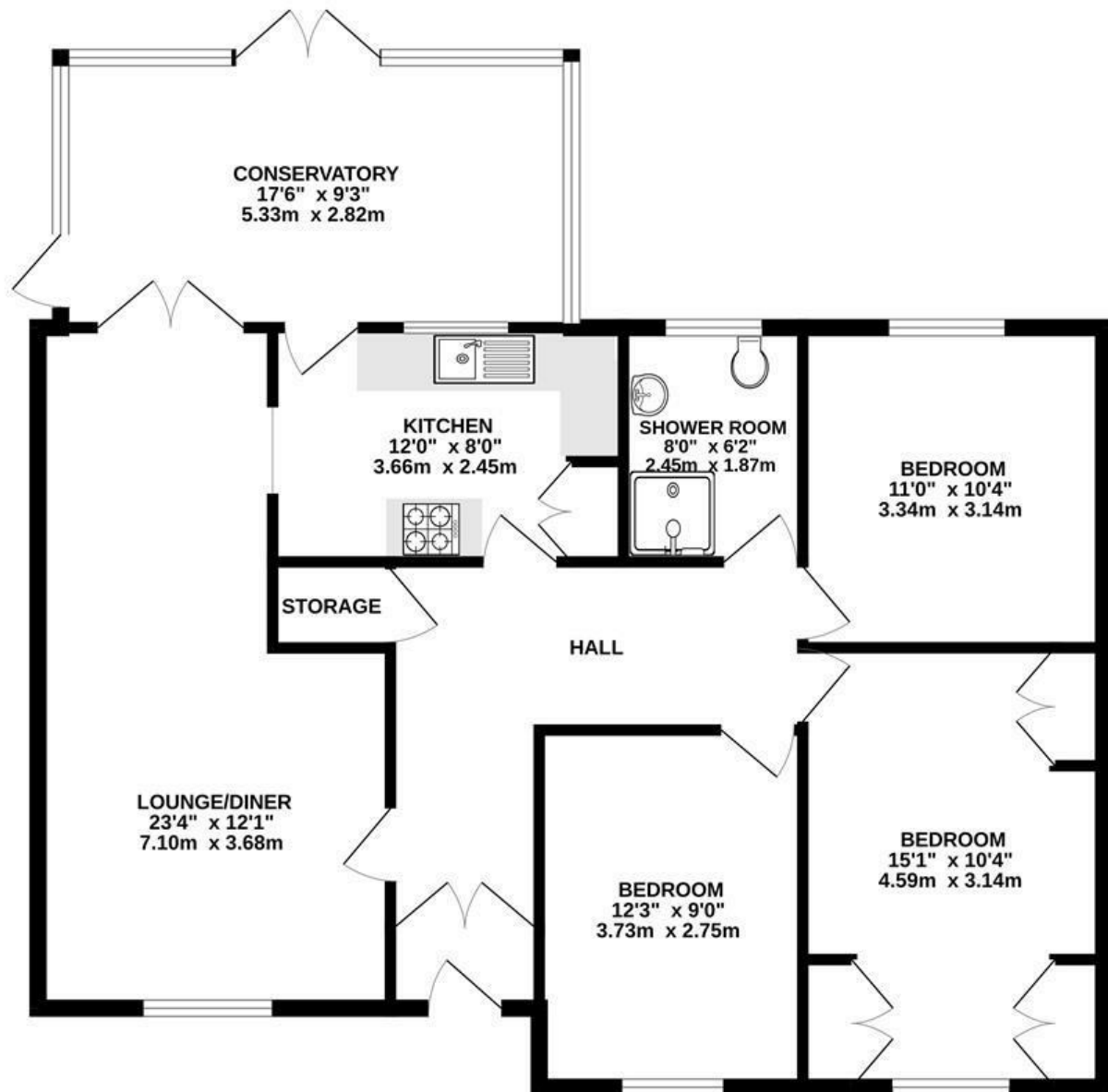
Front
Laid to lawn with planted borders, block paved driveway providing off street parking, path leading to the front door, lighting, side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements